

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
JANUARY 27, 2010
COUNCIL CHAMBERS, 12TH FLOOR
CITY ADMINISTRATION BUILDING
8:30 A.M.**

NOTE: *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3rd floor of the Development Services Building, located at 1222 1st Avenue, San Diego, CA 92101.*

If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-321-3208 at least five (5) working days prior to the meeting to ensure availability. Those items with an asterisk () will include consideration of the appropriate environmental document.*

Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.

HEARING OFFICERS ASSIGNED TO TODAY'S HEARING: Gary Geiler & Chris Larson

- ITEM-1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**
- ITEM-2: **REQUESTS FOR CONTINUANCES OR WITHDRAWALS**
- ITEM-3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**
- ITEM-4: ***SHIRAZ MEDICAL CENTER - PROJECT NO. 157724**
City Council District: 3; Plan Area: Uptown

STAFF: Renee Mezo

Site Development Permit to allow deviations from the development regulations, in order to demolish existing structures and construct a 72,187-square foot, 4-story medical office building with five levels underground parking on a 0.73-acre site. The project is located at 101 Dickinson Street between Front Street and Bachman Place in the NP-1 and RS-1-1 Zones of the Mid-City Communities Planned District, the FAA Part77 Overlay Zone, and the Community Plan Implementation Overlay Zone (CPIOZ) Area 'B' within the Uptown Community Plan. Mitigated Negative Declaration No. 157724. Report No. HO-10-001

RECOMMENDATION:

Approve

HEARING OFFICER DOCKET OF JANUARY 27, 2010

ITEM-5: **GAS STATION MARKET - PROJECT NO. 194108**
City Council District: 8; Plan Area: San Ysidro

STAFF: Will Zounes

Conditional Use Permit for the a Type-20 alcohol beverage license for the off-sales of beer and wine in a 1,700 square foot existing convenience store on a lot containing an existing service station on a 1.8 acre site located at 121 E. San Ysidro Blvd in the CC-2-3 Zone of the San Ysidro Planned District within the San Ysidro Community Plan. Exempt from Environmental. Report No. HO-10-005

RECOMMENDATION:
Approve

ITEM-6: ***JOHNSON DUPLEX - PROJECT NO. 181555**
City Council District: 2; Plan Area: Ocean Beach

STAFF: Morris Dye

Coastal Development Permit, Neighborhood Development Permit and Map Waiver to demolish an existing residence, consolidate two existing legal lots into one legal lot, and construct two detached residential condominiums totaling 5,193 square feet on a 0.16-acre site located at 4721 Coronado Avenue in the RM 1-1 Zone within the Ocean Beach Community Plan Area. Negative Declaration No. 181555. Report No. HO-10-007

RECOMMENDATION:
Approve

ITEM-7: **BERGER RESIDENCE ADDITION - PROJECT NO. 173195**
City Council District: 2; Plan Area: Uptown

STAFF: Michelle Sokolowski

Variance and Neighborhood Development Permit to allow increased building height with the construction of additions totaling approximately 716 square feet (and approximately 862 square feet of new decks) to an existing, approximately 2,745-square-foot, single-family residence on a 0.16-acre site located at 3919 Pringle Street, in the RS-1-7 Zone and FAA Part 77, within the Uptown Community Plan. Exempt from Environmental. Report No. HO-10-009

RECOMMENDATION:
Approve